

E 15TH ST

SUBJECT PREMISES

FOR LEASE
± **39,300 SF**
INDUSTRIAL BUILDING

DIVISIBLE:
9,500 SF / 48,800 SF

2050 E 15TH ST
LOS ANGELES, CA 90021

PRICING SUMMARY:

LEASE RATE ►

\$45,195/MO - \$1.15/MO GROSS



**PRIME DOWNTOWN
LOCATION**



**MINUTES FROM THE
10 & 110 FWYS**



**EXCELLENT FOR
WAREHOUSING,
DISTRIBUTION &
MANUFACTURING**



**EXECUTIVE
OFFICE SPACE**



**SIX (6) TRUCK-
HIGH LOADING
POSITIONS**



**DIVISIBLE:
9,500 SF / 48,800 SF**

Peter D. Bacci

SIOR | Executive VP, Principal | LIC #00946253

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323.767.2022

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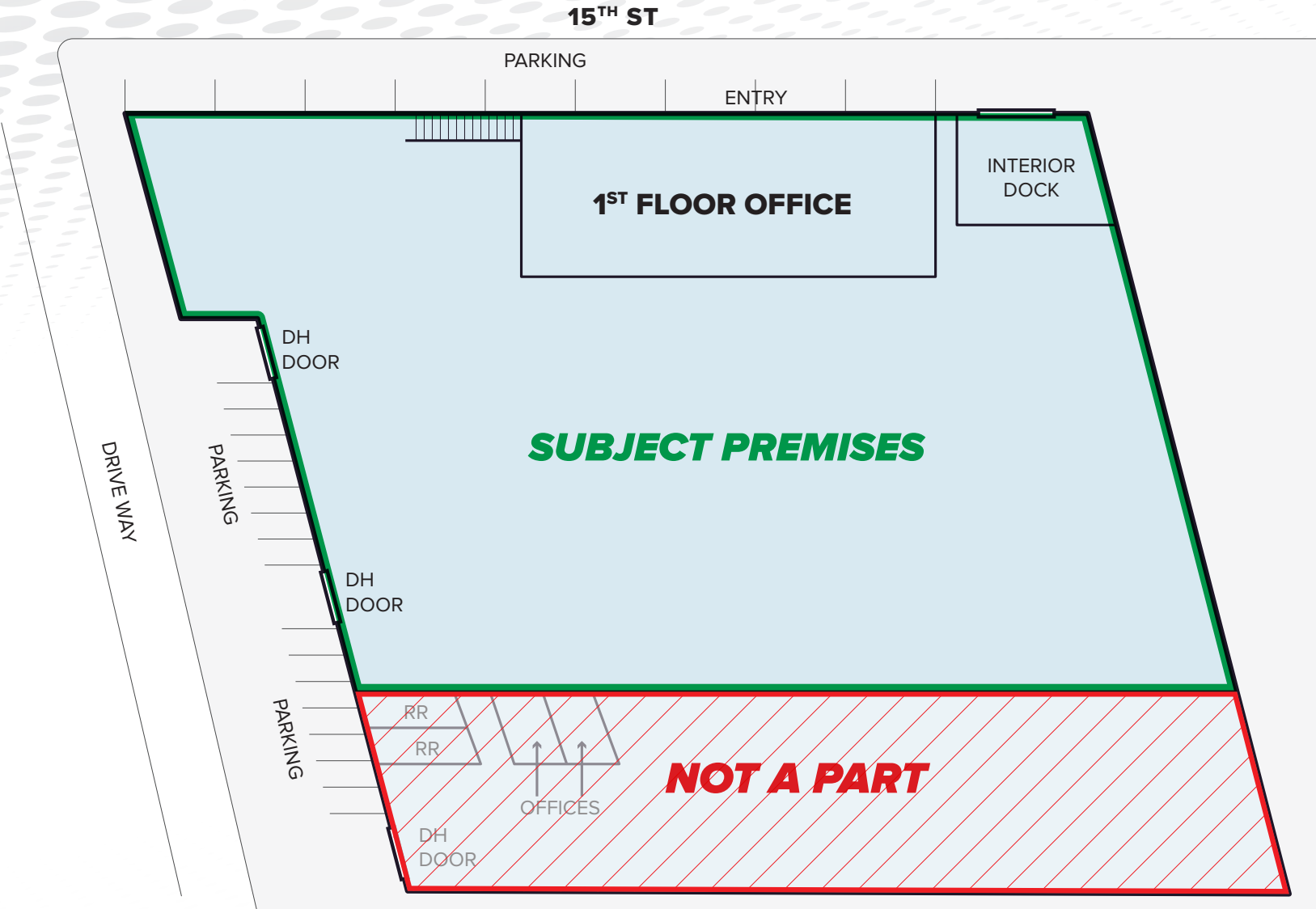
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP

Lee & Associates - Los Angeles Central | CORP ID 01125429
5675 Telegraph Road Suite 300, Los Angeles, CA 90040

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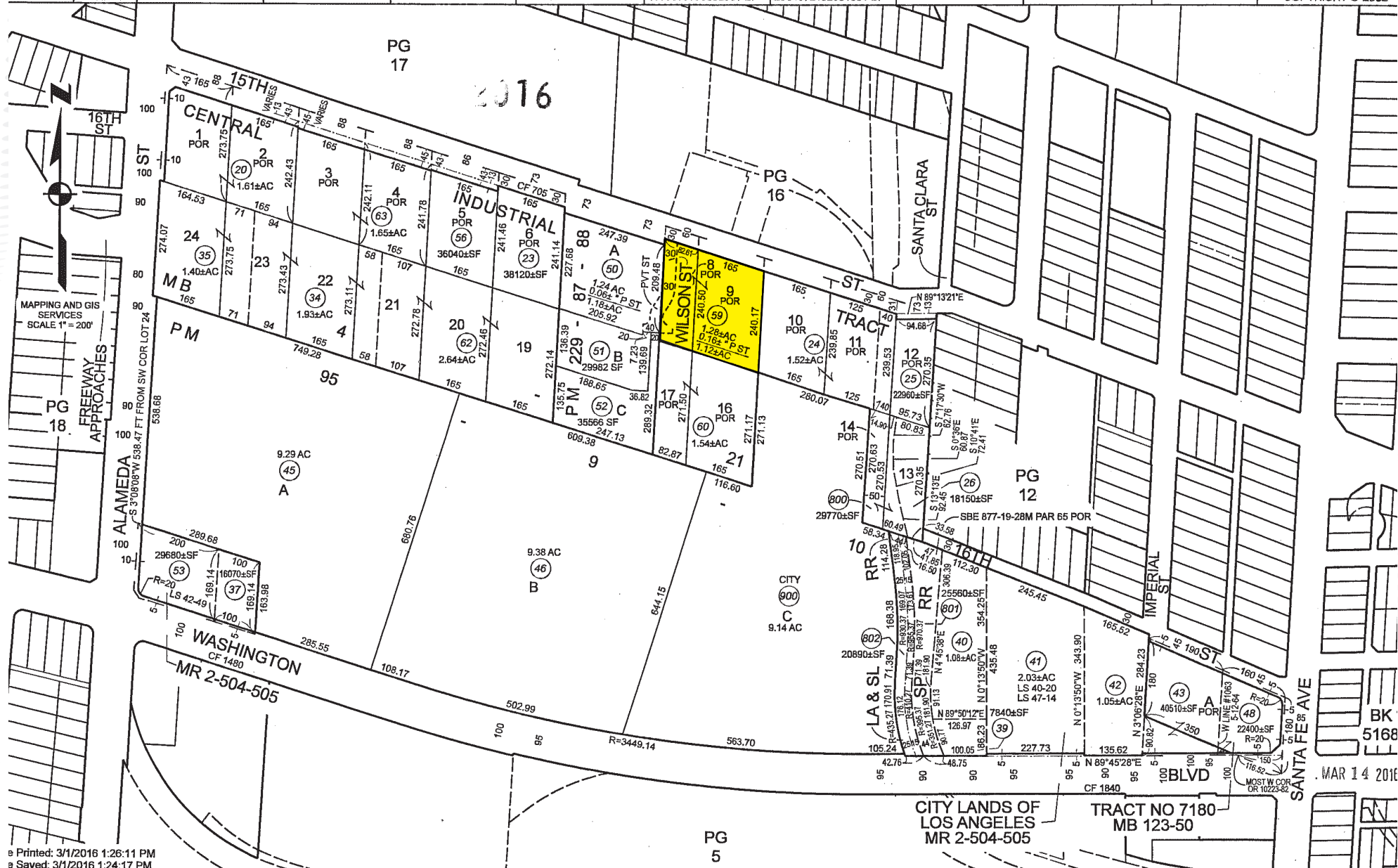
SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.

2050 E 15TH ST • LOS ANGELES

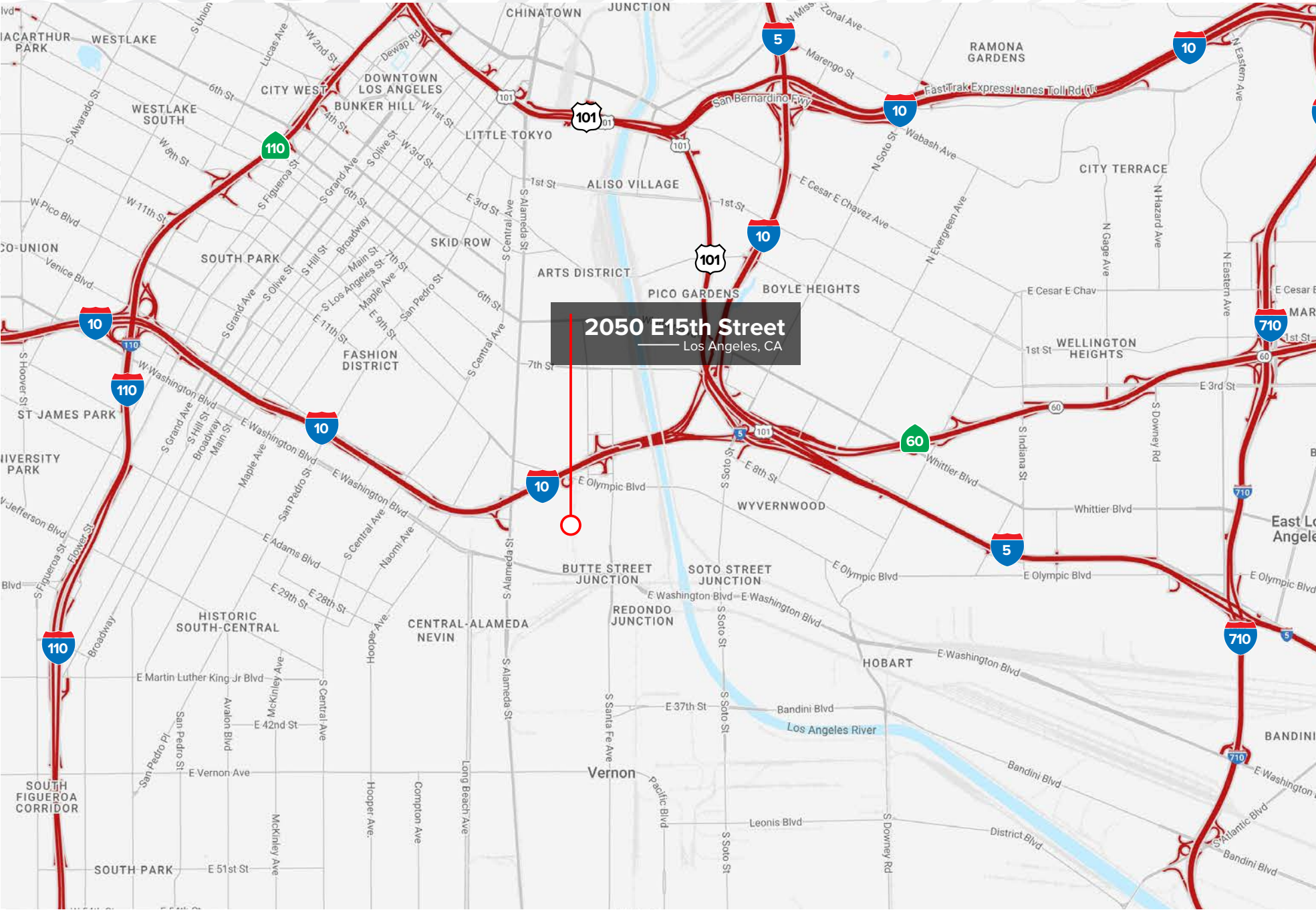
5167	19 SHEET	P.A. 5167-21, 22, 26, 28 & 29	TRA 7	REVISED: 90053103003001-27 95120810008001-27 90071702007001-27	*940513(10006001)-27 95120810008001-27 *970619	98061108011001-27 1999040508003001-27 1999093005002001-27	2001111515001001-27 2001111515002001-27 2004072102001001-27	2016030208005001-27	SEARCH NO 1113	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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±39,300 SF Industrial Building

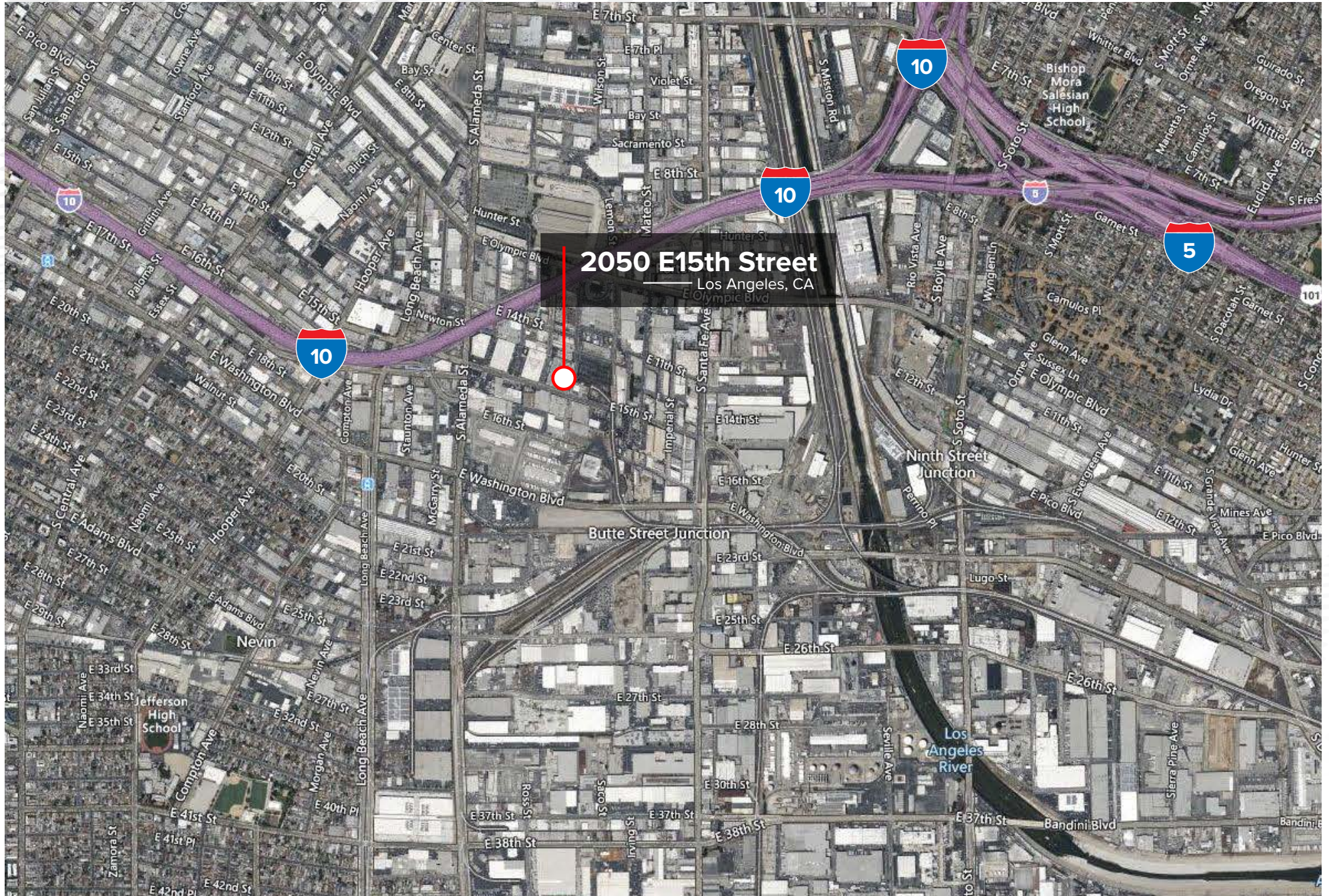
2050 E 15th St • Los Angeles

LOCATION MAP



LOCATION AERIAL

2050 E 15TH ST • LOS ANGELES



±39,300 SF Industrial Building

2050 E 15TH ST • LOS ANGELES

Q2 2026 | LA BASIN MARKET SUMMARY & DRAYAGE MAP

CENTRAL LOS ANGELES

Base: 246,929,410 SF
Overall Vacancy Rate: 6.2%
Overall Availability Rate: 7.3%
Direct Asking Rate: \$1.27 PSF
Overall Asking Rate: \$1.27 PSF
Average Asking Sale Price/SF: \$300.00

SAN GABRIEL VALLEY

Base: 178,244,545 SF
Overall Vacancy Rate: 5.4%
Overall Availability Rate: 6.5%
Direct Asking Rate: \$1.41 PSF
Overall Asking Rate: \$1.37 PSF
Average Asking Sale Price/SF: \$301.00

Rancho Cucamonga

\$682

Fontana

\$713

Rialto

\$728

SAN BERNARDINO COUNTY

San Bernardino

\$774

Bloomington

\$727



Ontario

\$640

INLAND EMPIRE WEST

Base: 373,762,044 SF
Overall Vacancy Rate: 8.0%
Overall Availability Rate: 11.6%
Direct Asking Rate: \$1.06 PSF
Overall Asking Rate: \$1.05 PSF
Average Asking Sale Price/SF: \$285.00

Riverside

\$722

Moreno Valley

\$812

INLAND EMPIRE EAST

Base: 321,891,249 SF
Overall Vacancy Rate: 9.4%
Overall Availability Rate: 12.3%
Direct Asking Rate: \$0.92 PSF
Overall Asking Rate: \$0.90 PSF
Average Asking Sale Price/SF: \$244.00

SOUTH BAY

Base: 196,246,473 SF
Overall Vacancy Rate: 7.2%
Overall Availability Rate: 8.3%
Direct Asking Rate: \$1.47 PSF
Overall Asking Rate: \$1.44 PSF
Average Asking Sale Price/SF: \$320.00

Gardena

\$447

Carson

\$421



Santa Fe Springs

\$527

La Mirada

\$503

ORANGE COUNTY

ORANGE COUNTY

Base: 235,278,987 SF
Overall Vacancy Rate: 6.9%
Overall Availability Rate: 9.0%
Direct Asking Rate: \$1.45 PSF
Overall Asking Rate: \$1.38 PSF
Average Asking Sale Price/SF: \$340.00

Irvine

\$573



10 Miles

20 Miles

30 Miles

40 Miles

50 Miles

60 Miles

70 Miles

80 Miles

PREPARED BY:
LAC-I Research
Lejo Mammen - Director of Research
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LEE-ASSOCIATES.COM

Sources: LAC-I Research, CoStar, Drayage Directory
Drayage Rates reflect base and fuel costs only
Based on a survey of industrial properties 5,000 SF+

±39,300 SF Industrial Building

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DEMOGRAPHIC MAP



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
1,073,668	3,569,738	6,165,840	8,242,938



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$86,926	\$109,367	\$133,930	\$137,703



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
517,098	1,294,977	2,699,988	3,533,32

DRIVING DISTANCE FROM PROPERTY



DTLA
5 Miles



LAX
17 Miles



LA & LB PORTS
24 Miles

